



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, JULY 21, 2014
CONTINUED FROM MONDAY, JULY 7, 2014
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A SPECIAL USE PERMIT REQUEST
TO RENT AND LEASE MOTOR VEHICLES
AT 27 STONEGATE CENTER**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:00 p.m.

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Schrader, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday July 7, 2014 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

A request is made by Clarence Williams of The Ship & Mail Center for a Special Use Permit to rent and lease motor vehicles from his place of business at 27 Stonegate Center. The property is zoned C-2 Commercial.”

Mr. Clarence Williams of the Ship & Mail Center spoke as a proponent. He said he is requesting a Special Use Permit to operate a U-Haul rental at 27 Stonegate Center where currently he operates a full-service shipping and packaging location utilizing Fed-Ex, UPS, and DHL. He has retail sales of boxing and shipping supplies and business supplies. His owner has agreed to give him a select section of eight spots in the parking lot on the north side of the retaining wall of the gas station. Currently there are 21 units there with 17 occupied and four vacant. There are 180 parking spots on the parking lot, with 8 ½ spots allotted per unit. His operational hours are Monday through Friday 8:00 a.m. to 7:00 p.m., Saturday 9:00 a.m. to 3:00 p.m., and the business is closed Sundays. Mr. Williams said the business is family owned, with his wife and him. He said the rental will not be a full-scale U-Haul rental location, but a sub-let, renting six to eight vehicles out of the complex.

There were no opponents, and no questions or comments from the public.

Alderman Ottenad asked if the trucks are seen from the road if it would be from Meramec Station. She asked about landscaping on the northern entrances.

Mr. Williams answered trucks would be seen from Meramec Station Road if someone is driving north. He said he is going to put some landscaping on top of the retaining wall.

Alderman Ottenad said if the eight spots are taken, she wants to know if trucks that are not leased from the site can be returned to the Stonegate Center. She asked how the trucks can be contained in just the eight select spots. Alderman Ottenad asked about deliveries in the middle of the night. She expressed concern about trucks being all over the parking lot.

Mr. Williams said U-Haul has a system, there will be instructions where the trucks are to be returned. When he comes in at 7:00 a.m., he will move the trucks to the proper spots if they are not already there.

Alderman Ottenad asked about where the trucks go for maintenance, whether the maintenance is done on site.

Mr. Williams answered there is no maintenance on site; U-Haul takes care of that. He said he will clean them out and make them tenable for the next renter, but no other maintenance will be done. Mr. Williams stated there will be signs posted on the retaining wall as to where the trucks are to be returned.

Alderman Schrader said that in some places, trailers are not allowed. He asked what would be done if someone drops off a trailer that is, for instance, 24 feet long. He asked how many trucks will be there all the time.

Mr. Williams answered he would contact U-Haul and they would pick up any larger trailers. He said he will have six to eight trucks, and then they will be directed to the next nearest U-Haul facility; any overage will be moved. He said the goal is for renters to be using the trucks. There will be many one-way rentals.

Alderman Schrader commented that the landscaping along the retaining wall is fine, but not having landscaping along Meramec Station to hide the view might be an issue.

Mr. Williams said he could also put vegetation there.

Alderman Ottenad asked that Mr. Williams turn in a landscaping plan to Director Franz Kraintz before this is to be voted on at the next meeting.

Alderman Stevens asked if someone rents a U-Haul from a location other than Stonegate, whether they know where to return the truck.

Mr. Williams answered that at origin of rental, the renter will be given a list of places to return the truck, and if he has eight trucks already, they will be directed to another location.

Alderman Stevens asked if there were nine trucks on the lot or a big truck, how quickly the trucks would be removed.

Mr. Williams answered it would be 24 to 48 hours.

Alderman Schrader asked if they have a tracking system, because with Mr. Williams being closed on Sunday it is not conducive to that.

Mr. Williams stated if eight vehicles there and over the weekend three more were dropped off, he will make sure they get moved on Monday.

Alderman Clement stated there was no mention of hours in the Bill, and he wondered if there should be. Mr. Williams stated the hours are 8:00 a.m. to 7:00 p.m. Monday through Friday, Saturday is 9:00 to 3:00 p.m. and they are closed Sunday.

Attorney Patrick Gunn advised Mr. Williams of the special conditions of the Ordinance and Mr. Williams accepted the conditions.

Alderman Clement stated that the Planning and Zoning Commission members gave their unanimous recommendation.

Mayor Willson closed the public hearing at 7:16 p.m.

Respectfully submitted,

Ruth E. Baker, CMC/MRCC-S
City Clerk

***Note:** This is a journal of the Public Hearing held July 21, 2014 regarding a Special Use Permit Request to rent and lease motor vehicles at 27 Stonegate Center, (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.*



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
OF MONDAY, JULY 21, 2014
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor David L. Willson called the Regular Board of Aldermen meeting to order at 7:16 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Schrader, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

3. APPROVAL OF THE MINUTES

- a. Minutes of the July 7, 2014 Public Hearing regarding a Special Use Permit Request to open an apparel and accessories store at 14336 Manchester Road

Alderman Hamill made the motion to approve the Minutes of the July 7, 2014 Public Hearing regarding a Special Use Permit Request to open an apparel and accessories store at 14336 Manchester Road. The motion was seconded by Alderman Schrader and carried unanimously, without objection.

- b. Minutes of the July 7, 2014 Public Hearing regarding a Special Use Permit Request to rent and lease motor vehicles at 27 Stonegate Center

Alderman Ottenad and Alderman Clement simultaneously made the motion to approve the Minutes of the July 7, 2014 Public Hearing regarding a Special Use Permit Request to rent and lease motor vehicles at 27 Stonegate Center. The motion was seconded by Alderman Schrader and carried unanimously, without objection.

- c. Minutes of the July 7, 2014 Regular Board of Aldermen meeting

Alderman Clement made the motion to approve the Minutes of the July 7, 2014 Regular Board of Aldermen meeting. The motion was seconded by Alderman Hamill and carried unanimously, without objection.

4. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Alderman Hamill made the motion to approve the Order of Items on the Agenda as submitted. The motion was seconded by Alderman Clement and carried unanimously, without objection.

5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

a. Discussion about JvO Salon and Studio and the C-1 District

Ms. Jessica van Ooyen, the owner of JvO Salon and Studio, said she is seeking to do permanent cosmetics out of the salon. Tattoo parlors not permitted in Manchester, and she is not planning to solely do that, just to add this as a separate entity and utilize a separate room in the salon. It will not be advertised as a tattoo parlor, and they are licensed.

“Ms. Jen” said she has been tattooing since 2009, she is Missouri State licensed since 2013, and she would like to offer her services in the salon. She stated that tattooing and hair are starting to mesh. Their customers want to feel better about themselves or memorialize someone they have lost. The tattoos are not only for criminals, rebels, and soccer moms. She would like to incorporate permanent cosmetics in not just the face, not just makeup. She said this is about people trying to help people feel better about themselves while providing their art. She advised that she has professional references and referrals; she has a state license and a portfolio. She said she is not looking to do a full-fledged tattoo shop; she said she is planning to offer her services along side of the regular salon services.

Ms. Van Ooyen said there is a shop just about a mile up the street from her location.

“Ms. Jen” said with the number of people getting tattoos and body art done, they are going to other locations to get it done.

City Attorney Patrick Gunn stated the members of the Board of Aldermen will have to determine what the next step will be.

b. Comments from the Public

Ms. Roberta Everson, 610 Connie Lane, asked that her comments be included as stated.

Ms. Everson stated that her husband Rick and she were very disappointed to hear this Board on July 7, 2014 passed a Bill restricting second amendment rights. When she spoke to her aldermen, they implied that the Bill would just prevent people from carrying rifles or shotguns into Walmart. Has this been a problem? The Bill does not have the word “Walmart” in it and doesn’t have the words “retail store” in it. She said the Bill says “weapons that are not concealable hereunder, i.e. rifles and shotguns, shall not be openly carried within the limits of the City of Manchester.” Ms. Everson said that to her, that restricts anyone from carrying a long gun anywhere in the City, in her yard, in her driveway, across her yard to her neighbors, and this is a direct contradiction of Missouri Law; this is an infringement on the second amendment to the U.S. Constitution. This is a Bill that should be repealed. She strongly urged all of the members of the Board of Aldermen to take whatever steps are necessary to repeal this law, if not she would guess over the next two election cycles, the faces on the Board will drastically change, which could lead to a change in the administration and department heads. She asked whose idea this Bill was anyway, and why did all six aldermen vote “yes” without even questioning it or what it means. She has been in contact with

the National Rifle Association (NRA) regarding this matter and the City officials might be hearing from them because a copy of the Bill was requested by them. She said: "I am the NRA, and I vote."

Mr. Bill Francis, 608 Connie Lane, stated that he agrees with what was just said, and he is a member of the NRA. He asked that this Bill be repealed.

Mr. Matt Wille, 514 Connie Lane, said he was appalled to hear that Manchester passed this Ordinance, and he has not heard of any instance where long guns were being exposed in Manchester and scaring people. He asked that the Ordinance be repealed.

Mr. Hal Roth, 48 Pas Drive, stated there was a mention that one of the lieutenants brought up the fact that people may misinterpret some laws that would allow for this, and he can't find anything in the Statutes that relates to this. He said he is talking about misinterpretation of laws that will allow someone to walk into Walmart carrying a long gun, for example. He asked where the confusion is. He said there are no incidents and no example of misinterpretation. He thinks the City had a solution in search of a problem. Mr. Roth said that "open carry" and/or "exposed" need to be defined so there is no confusion. He said if he walks out the front door and plans to go rabbit hunting and he puts his long gun in the back of his car, some officer might want to do something about that. He said if there are good intentions, it should be laid out so there is no confusion and no ability for someone to turn things around. He talked about shooting air rifles in backyards. He stated that there are some lethal ones, and nobody seems to be worried about that. He asked if this Ordinance covers that too.

Ms. Pauline Bair, 305 Morewood Drive, stated that it is sad that some things are passed without anybody really knowing what they are.

6. REPORTS FROM THE MAYOR

a. Mayoral Report

Mayor Willson reported on July 9, he attended the luncheon for residents who have lived in the City of Manchester for 50 or more years; there were 64 people in attendance. There was a Homecoming meeting that night. On July 10th, he attended the Metro Mayors Meeting where the ¾% tax and transportation tax was voted on and discussed. A letter was sent to Jefferson City asking the congressmen not to override the Governor's veto on the tax bill. On August 20, Mayor Willson went to the Park; there was a group of 200 people in one of the pavilions. It was a group of people that meets there for the purpose of meeting other people who like to do various activities.

Mayor Willson reminded everyone that the next "Concert in the Park" is August 1.

7. REPORTS FROM THE CITY ADMINISTRATOR

a. List of Paid Bills (Warrant dates of July 7 – July 18, 2014)

There were no questions.

8. REPORTS FROM COMMITTEES

a. Planning and Zoning Commission

Alderman Clement stated that the Planning and Zoning Commission met on July 14, and there was one case, a request from Al Manara Academy to open a nonprofit education institution. They hope to open doors in time for fall classes. Alderman Clement stated that the Planning and Zoning Commission members unanimously recommend this use. He believes the school will ask for emergency legislation to be ready to open on time.

Alderman Clement stated that at the June 23 meeting, there was a request from Lakeshore Learning Materials to move into the balance of the building that was occupied by Floor Trader. He also believes emergency legislation will be requested because they sell school supplies.

b. Homecoming Committee

Alderman Ottenad stated the recent Homecoming meeting was held on July 9, and at this time, there are 17 vendors signed up. Again, the Trotter Photo Booth will be back on Friday night. Something new this year will be the Wild Bird Sanctuary putting on a show. They are planning on having the Stl250 cakes ride on floats in the parade. There will be a wagon for the community band to ride in the parade. She said it looks like the American Legion will expand the drinks to include Shock Top, Limearita, and Strawberita.

Alderman Ottenad stated the next Homecoming meeting will be August 13 at 6:30 p.m. at the Legion Hall.

c. Manchester Arts

Alderman Stevens stated they did not meet in July. She said the plans are currently on the way for the next “Concert in the Park” on August 17. She said this concert will be show tunes and movie tunes.

9. ACTION ON OLD BILLS

a. BILL # 14-2193 AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN APPAREL AND ACCESSORIES STORE AT 14336 MANCHESTER ROAD

Alderman Schrader read for the second time Bill # 14-2193, entitled: “AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO MELANIE SALZMAN, DOING BUSINESS AS “SINCERELY YOURS BRIDAL”, TO OPERATE AN APPAREL AND ACCESSORIES STORE, SUBJECT TO CERTAIN CONDITIONS, AT 14336 MANCHESTER ROAD AS PROVIDED FOR IN SECTION 405.285 (C) (2) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER “, by title only.

Alderman Schrader made the motion that Bill # 14-2193 become Ordinance # 14-2076. The motion was seconded by Alderman Clement.

A poll of the Board showed:

Alderman Schrader – aye
Alderman Ottenad – aye
Alderman Clement – aye
Alderman Stevens – aye

Alderman Hamill – aye
Alderman Diehl - aye

Mayor Willson announced the motion passed 6 – 0, with no objections.

10. INTRODUCTION OF NEW BILLS

- a. BILL APPROVING A SPECIAL USE PERMIT REQUEST TO RENT AND LEASE MOTOR VEHICLES AT 27 STONEGATE CENTER

Alderman Ottenad introduced Bill # 14-2194, entitled: “AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO CLARENCE WILLIAMS, DOING BUSINESS AS “THE SHIP AND MAIL CENTER”, TO OPERATE A RENTAL AND LEASING BUSINESS AT 27 STONEGATE CENTER, AS PROVIDED FOR IN SECTION 405.250 (C) (29) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER”, by title only.

No further action at this time.

- b. BILL PROVIDING FOR DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTEREST FOR CERTAIN CITY OFFICIALS

Alderman Stevens introduced Bill # 14-2195, entitled: “AN ORDINANCE RE-AFFIRMING THE PROVISIONS OF SECTIONS 120.010 THROUGH 120.070 OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER, WHICH SECTIONS ESTABLISH A PROCEDURE TO PROVIDE FOR THE DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTEREST FOR CERTAIN MUNICIPAL OFFICIALS OF THE CITY OF MANCHESTER”, by title only.

Alderman Clement asked if this was adopted in August, 1991, whether the City has done the affirming act periodically since then.

City Attorney Gunn and City Clerk Ruth Baker answered it was done every two years for the Missouri Ethics Commission.

No further action at this time.

11. MISCELLANEOUS

- a. Comments from the Public

There were none.

12. EXECUTIVE SESSION:

- a. Closed Session: Pursuant to Section 610.021 (3) of the Revised Statutes of the State of Missouri pertaining to the hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

Alderman Hamill made the motion to go into closed session Pursuant to Section 610.021 (3) of the Revised Statutes of the State of Missouri pertaining to the hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded. The motion was seconded by Alderman Clement.

A poll of the Board showed:

Alderman Ottenad - aye
Alderman Clement – aye
Alderman Stevens - aye
Alderman Hamill – aye
Alderman Diehl – aye
Alderman Schrader – aye

Mayor Willson announced the vote passed 6 to 0, with no objections.

13. ADJOURNMENT

At 8:35 p.m., after the Executive Session, there being no further business, Alderman Clement made the motion to adjourn. The motion was seconded by Alderman Hamill and carried unanimously, without objection. The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Ruth E. Baker, CMC/MRCC-S
City Clerk

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